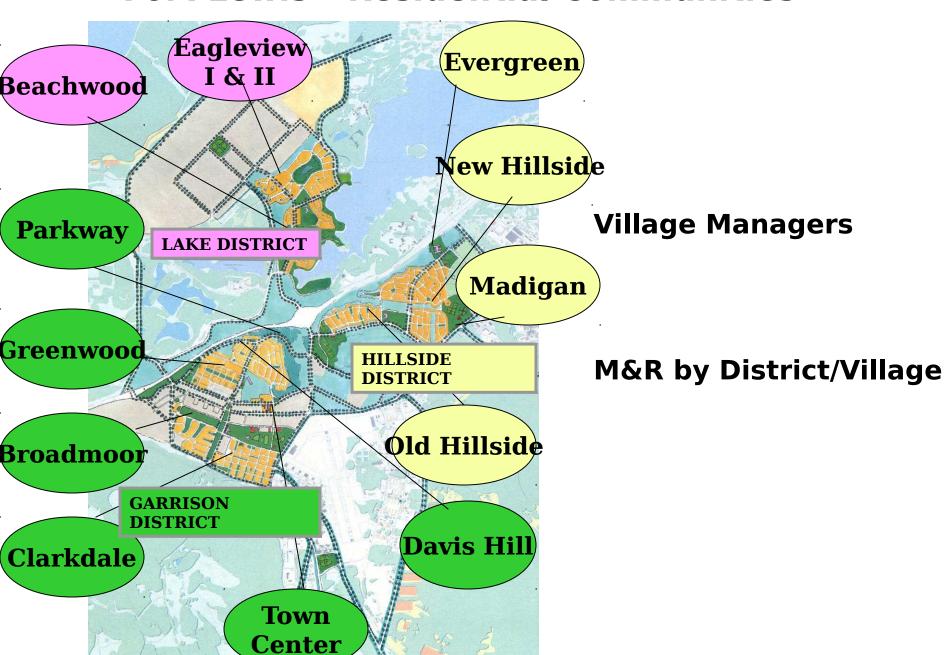


# **AGENDA**

- Operations
- Development
- Single Soldier Housing

# **OPERATIONS - POLICY**

- Resident Handbook Army A&T
- Exceptions/Evictions Army Partner
- Issues
  - Pets Liability
  - Damages Not Limited
  - BAH Collection Reconcile
  - Schools Impacts

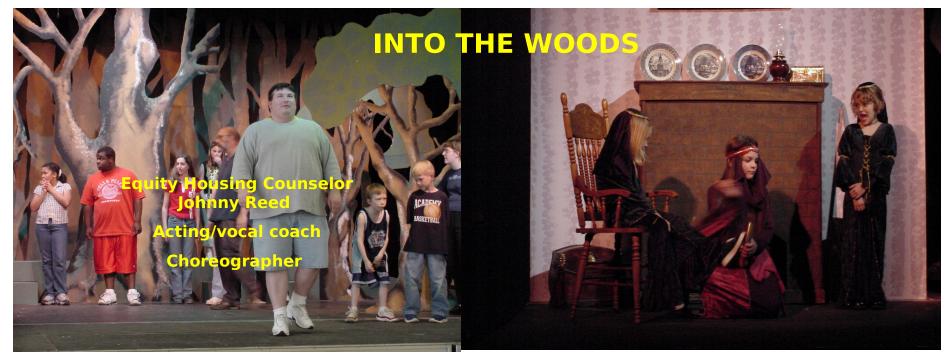




### **Centralized Maintenance Fac**

# **Equity Maintenance Staff**





**Community Involvement** 



- Community Newsletters
- Town Hall Meetings
- Partnering
  - Weekly Mtgs
  - Monthly Reports
  - Committees

# **Creating Value**

- Successor in Interest Army
- Average Age @ Turnover 43
   Yrs
  - (Less Historic)
- Average Age @ 50 Yrs 22 Yrs

# Historic Preservation

- Prior Turnover Memo of Understanding
- Pattern Book
- Incorporate "Memo" in Legal Docs
- Committee/Board
- Support Required
  - Historic Architect
  - Historic Landscape Architect

### **GFOQ Landscaping Plan**





# RCI DEVELOPMENT CONSTRUCTION PLAN Yr 1- 4

Construction Year	Existing	Year 1	Year 2	Year 3	Year 4	Total
Beachwood (E4 - E9, OFF)	454					612
* Demolition		(33)				(33)
* New Construction		34	157			191
* Redevelopment				50	50	100
Broadmooor (OFF)	169					169
* Redevelopment					33	180
Clarkdale (E4 - E6)	518					518
* Redevelopment		44	44	46	46	180
Davis Hill (E4 - E6)	433					433
* Redevelopment		30	30	32	32	124
Greenwood (E4 - E9)	257					257
* Redevelopment		45	53	55	55	208
New Hillside (E4 - E6)	523					523
* Redevelopment		40	40	40	40	160
Old Hillside (E4 - E6)	699					683
* Demolition				(66)	(66)	(132)
* New Construction				58	58	116
Parkway (E1 - E3)	206					206
* Renovation		136	70			206
TOTAL						
New Construction		34	157	58	58	307
Redevelopment/ Renovated		295	237	223	256	1011
Demolished		(33)		(66)	(66)	(165)
*Units/ End State	3637	3638	3795	3787	3779	3779
	* Note	: Construction vea	ar and Calendar v	ear do not coincide.		·

# **Ground Breaking Ceremony 20 May 02**













**Open House Ceremony 19 Nov 02** 



# **BEACHWOOD II E4-6 HOUSING**



Corner Duplex- 1650 Sq Ft - Detached Garage

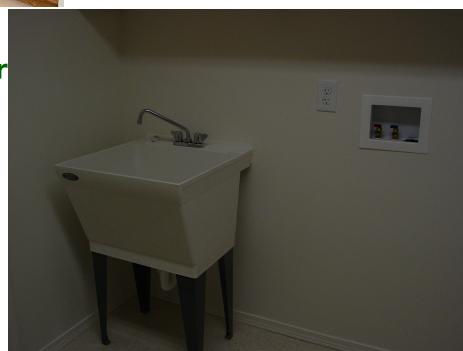


# **Laundry Room**

- Utility sink
- Shelving
- Washer / Dryer hookup

#### **Kitchen**

- 9 foot ceilings on the first floor
- Upgraded appliances





Living Room
9 foot Ceilings
Carpet

**Master Bedroom** 

**5 Piece Master Bathroom Set** 

**Walk in Closet** 

Phone/Cable Hook up



# **BEACHWOOD II E4-6**



Tri-plex - Sq Ft 1497 to 1678 - Detached garage

# **BEACHWOOD II E4-6 HOUSING**



Mid Block Duplex - 1497 Sq Ft - Detached Garage

## **Re-Development**

### **New Hillside Existing (E4-6**



### **Re-Development**



#### **Re-Development**

- Separate laundry room
- Created master bed/bath suite
- Breakfast bar
- New flooring (carpet / hardwood)
- New wood cove base / window trim
- New mini blinds
- Added Hardy Plank siding
- Replaced metal frame windows with vinyl
- Upgraded to metal cased exterior doors
- Converted carports to garages
- Added front porch
- Added rear covered patio
- Upgraded electrical system
- Upgraded plumbing fixtures
- Repainted interior of quarters
- Removed exterior mechanical







### **Clarkdale Existing (E4-6**



## **Re-Development**



#### **Re-Development**

- •Created master bed/bath suite
- Added breakfast bar
- New flooring (carpet / hardwood)
- New wood cove base / window trim
- Renovate kitchen
- Converted carports to garages
- Added front porch
- Added rear covered patio
- Upgraded electrical system
- New interior lighting
- Renovate Bathrooms
- Re-Roof Quarters
- Separate laundry room

### **Greenwood Existing (E4-6**



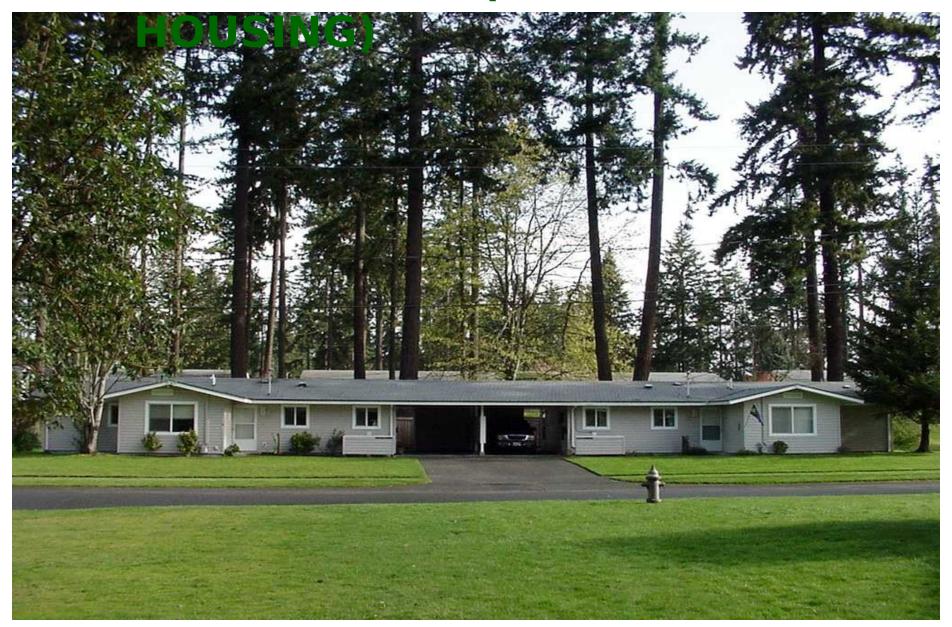
## **Re-Development**



#### **Re-Development**

- New flooring (carpet / hardwood)
- New wood cove base / window trim
- Upgraded to metal cased exterior doors
- Converted carports to garages
- Added front porch
- Separate laundry room
- Upgraded electrical system
- New interior lighting
- Renovate Kitchens
- Renovate Bathrooms
- Re-Roof Quarters

# **BEACHWOOD (E7-9**



Duplex - 1441 to 1552 Sq Ft



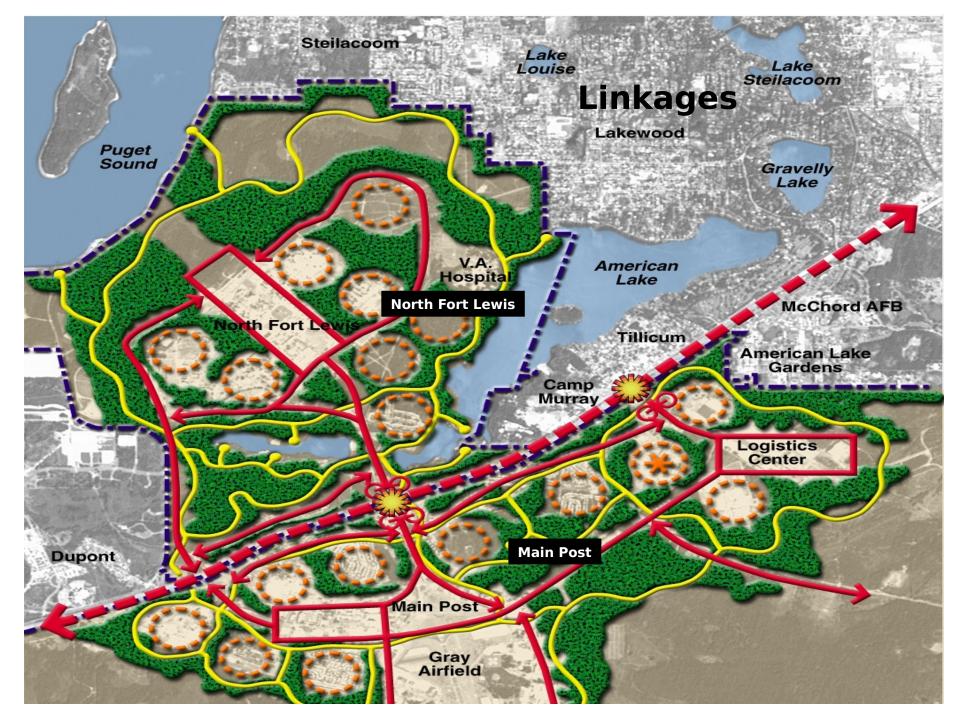
Command Sergeant Majors Duplexes



Colonial Revival

**Arts & Crafts** 





# BARRACKS PRIVATIZATION

- Law Allows Barracks Privatization
- Fort Lewis & Presidio of Monterey Army test sites
- Due Diligence Study Completed Dec 02
  - Financially Feasible
  - Many Cultural and Legal Issues to Resolve
- Execution \$s not in FY03 Budget